

GENERAL

Standards of Design

The scheme has been designed and constructed in accordance with relevant statutory instruments, regulations, codes and standards current at the date of commencement of the works including but not limited to the following: -

1. Town & Country Planning Act 1990
2. Building Regulations 2000 (as amended)
3. Construction (Design & Management) Regulations 1994
4. Environmental Protection Act 1990
5. Construction Health & Safety at Work Act 1994
6. The Electrical Supply Act
7. Gas Safety (Installation and Use) Regulations 1994
8. Water Industry Act 1991
9. Water Resources Act 1991
10. Water Bye-laws
11. IEE Regulations
12. British Standards Codes of Practice
13. CIBSE Guides, Codes, Commissioning Procedures and Technical Memoranda
14. Institute of Plumbing Design Guide
15. BSRIA code of Practice: 1994 Environmental Code of Practice for Buildings and their Services.
16. DDA Act 1995

It will be the responsibility of the ingoing occupier to satisfy the requirements of the local fire service and obtain the necessary documentation

Exclusions from the design

- Burglar Alarms
- Telephone and Data installations
- Individual Property Signage
- Statutory Services Application and Supply Agreements for permanent supplies

GLE Property Developments Ltd
Cox Lane, Chessington
Development Specification

1.0 Introduction

- 1.1 Light Industrial, double height B1 units 6m to eaves from outside finished level, with mezzanines. 'Base building' status. Includes service yards, access road and parking spaces.
- 1.2 Portal steel frame.
- 1.3 Units accessed from Cox Lane via private shared access road.

2.0 Envelope

- 2.1 Built up cladding of plastisol coated profiled steel sheeting lined internally with white coated steel liner panels. Glass wool infill to achieve a 0.35 "U" value. Solent Blue trims (except around doors and windows) with Albatross or Merlin Grey cladding.
- 2.2 Fire resistance to Building Regulations.
- 2.3 External walls up to 450mm above FFL to comprise an external masonry cavity wall with Staffordshire blue facing brick, cavity insulation and fair faced concrete block inner leaf to 2.1m above finished floor level. U-value of 0.35W/m² K.

3.0 Roof Coverings

- 3.1 Double skin built up system with goosewing grey plastisol coated galvanised steel sheet, cavity with glass wool insulation and a bright white galvanised steel internal liner. "U" value of 0.25. Double skin GRP safe rooflights. Roof maintenance access points and safety line systems.
- 3.2 Perimeter eaves gutters external to the main envelope with weir overflows and outlets. Internal faces coated in Sigma TCN 440.
- 3.3 Galvanised steel guttering with powder coated eaves cover flashings. Powder coated galvanised steel rainwater pipes. Solent Blue external rainwater pipes protected at ground level by masonry and or steel framing where prone to impact.

4.0 External Doors and Windows

- 4.1 Double glazed white uPVC windows and entrance doors.
- 4.2 Manual Solent Blue painted, insulated steel overhead doors. 4 metres height by 3.0 metres clear.
- 4.3 Solent Blue, steel faced security fire escape doors where needed.
- 4.4 Albatross door and window trims.

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5.0 Flooring

- 5.1 Reinforced concrete ground floor slabs (UDL 25KNm²).
- 5.2 Concrete suspended mezzanine floor slabs (UDL 2.5KNm² with an additional 1KNm² for partitioning).

6.0 Stairwells

- 6.1 Concrete or metal, including handrails and balustrades.

7.0 Internal Walls, Ceilings and Finishes

- 7.1 Fire protection to division/party walls.
- 7.2 All internal party, WC and staircase enclosures, and internal separation walls of concrete block. Alternatively, party walls between units up to 2.10m in concrete block and above in metal stud plasterboard. Adequate stability and fire resistance.
- 7.3 Internal walls blockwork or plasterboard.
- 7.4 Internal WC solid core painted plywood faced doors with painted softwood frames. Fire rated as appropriate. Stainless steel ironmongery.
- 7.5 Structural steelwork with one coat primer.
- 7.6 Finishes generally as exposed structure and pre-finished white lining.
- 7.7 Block work fair faced. Plasterboard taped and jointed with three coats of white emulsion.
- 7.8 Sealed insitu concrete floors.
- 7.9 WC doorway to with architraves, all softwood white gloss painted generally.
- 7.10 Toilet block work fair faced with white emulsion internal finish.
- 7.11 White tiled splash backs to WC basins.
- 7.12 Welded Vinyl to WC floors with coved skirting.
- 7.13 Toilets not under a mezzanine floor, provided with a timber carcased roof painted platerboard lined to underside giving a clear internal of 2.40 m. Roof finished externally with a capping and fascia (250mm in depth) in 18mm painted plywood.
- 7.14 WC pipe work concealed in painted ducts with access points.

8.0 Fixtures and Fittings

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8.1 Signs

8.1.1 Signs and Notices to BS 5499:1990 'Fire Safety Signs, Notices and Graphic Symbols

8.1.2 External unit identification signs and overall estate sign at the site entrance.

8.2 Electrical Installation

8.2.1 Incoming three phase electrical supplies terminating within the ground floor of each unit at a switchgear panel sized to accommodate power, lighting and heating circuits to ground and mezzanine levels (not included) with 4 spare ways. 120 watts/m² provided. Separate metering to each unit.

8.2.2 Electrical supplies with capacity to provide electric heating for the mezzanines (not included) to achieve 21 deg C with an external temperature of -4 deg C.

8.2.3 Lighting to toilets, warehouse (including underside of mezzanine where required): 100 lux and externally.

8.2.4 Luminaires comprising high bay lamps to warehouse, suspended strip lighting to underside of mezzanines and pendant lights to WC. All luminaires connected via plug-in ceiling rose.

8.2.5 External floodlight fixed to buildings, controlled by photocells/time switches.

8.2.6 Emergency lighting within all areas to BS 5266: Part 1 Category M3 or NM/3 in compliance with Building Control. Test key switches.

8.2.7 Lightning protection systems to BS 6651: 1992 if required.

8.2.8 Power circuits by future tenant

8.3 Services

8.3.1 Ground floor disabled toilet to each unit.

8.3.2 White vitreous china exposed cistern WC. Pedestal basin. Disabled fittings to Part M to toilet.

8.3.3 Potable water supply extended from the meter location outside each unit terminating within. Feeds to WC's and point of use electric water heater to basin.

8.3.4 Gas main at the meter location sized to allow provision of a gas fired heating system based upon achieving 16°C with an external ambient of -4°C. Gas pipe connection valved and plugged for future extension. Each unit separately metered.

9.0 External and Services

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- 9.1 Service yards and access road designed to accommodate HGV vehicles up to 44 tonnes on 6 axles (maximum axle loading of 10.50 tonnes). Surface suitable for abrasion characteristics of HGV use.
- 9.2 The pavements designed to carry a minimum of four million standard axles in accordance with BS 7533 and Department of Transport Standards. Gradients compliant with the recommendations of Freight Transport Association guide, 'Designing for deliveries' August 1998.
- 9.3 The access road paved with three-coat work bituminous macadam. Parking spaces finished with concrete block pavours on granular sub base. Parking bays delineated by contrasting coloured blocks. Service yards and car parking differentiated by changes in surfacing finish.
- 9.4 Footpaths to front facing elevations / entrances finished with precast concrete paving flags with precast concrete edgings. Required fire escape paths around perimeters of Units washed with local stone chippings, with tanalised softwood edging boards.
- 9.5 2m high steel palisade fencing.
- 9.6 Protective steel tube filled bollards and Armco barriers to all units, where required.
- 9.7 Area and enclosure for communal Refuse bins.
- 9.8 Minimal soft landscaping scheme to planning requirements. Maintenance of all planted areas during the twelve-month defects liability period.
- 9.9 Separate foul and surface water underground drainage systems designed and constructed in accordance with BS 8301 and BS 8005 and the current edition of the National Water Councils 'sewers for adoption' connecting to adopted sewers. Surface water run off from roads, yards and parking areas passing through petrol inceptor before entry to adopted sewers.
- 9.10 Watering points provided to agreed external building elevation locations
- 9.11 Fire hydrants in accord with Building Control and Local Fire Officer requirements. Suitably located infrastructure ducts to each building for future Tenants service requirements.
- 9.12 A new network of gas pipe work of adequate capacity to cater for the each building's heating demands.
- 9.13 Two independent underground duct systems for telecom provisions to each building.
- 9.14 New water supply pipe work of adequate capacity to cater for the anticipated metered "potable" water requirement of each building. Each unit separately metered.
- 9.15 Statutory services, including gas, water, electricity and telephone.